

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner II

SUBJECT: SP 11-2-04 / 04-456 / Wachovia / 5700 South University Drive/ Generally located on the northeast side of Stirling Road and University Drive

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 11-2-04 / 04-456 / Wachovia / 5700 South University Drive

REPORT IN BRIEF:

The subject site is a 1.09 acre out-parcel of land situated within the approved Master Site Plan for Lakeside Town shops. The propose building is located on the northeast side of Stirling Road and University Drive. The petitioner is proposing a one-story financial institution with thirty-two (32) parking stalls situated along the southern and western portion of the buildings. The building is approximately four thousand twenty five (4,025) square feet. The subject site is currently vacant and is zoned UC, Urban Commercial District with an underlying land use of Commercial. To the north of the subject site is Lakeside Town Shops zoned UC, Urban Commercial District. To the east is Exotic Acres (single-family homes) and a plant nursery zoned A-1, Agricultural District and R-1, Estate District. To the south is Silverado (single-family homes) and a vacant lot zoned RM-5, Low Medium Density Dwelling and B-3, Planned Business Center District respectively. Lastly, to the west is University Creek Shops, zoned B-2, Community Business District.

The proposed one-story financial building mirrors Lakeside Town Shops architectural design. The financial building distinguishes itself by exterior walls painted with earth tone colors (Home Sweet Home as building upper color, Butternut Squash as building bottom color), accented by Barbados Sand-colored bands and trims. The design consists of clean, simple, straight lines. Rectangular doors and windows are located proportionately apart from one another. At the base of all exterior walls is a stone veneer that matches that proposed on the Lakeside Town Shops. The roof is a pitched, galvanized standing seam metal, with a classic copper finish.

Access onto the site is via a vehicular accessing opening located on the northeastern portion of the site from within Lakeside Town Shops. Traffic enters the subject site and maneuvers counter-clockwise around the proposed financial institution. A one-way vehicular throat has been provided at the entrance to the tellers, creating a continuous counter-clock vehicular traffic rotation.

The subject site is located at a commercial node, the intersection of University Drive and Stirling Road. The proposed financial center is compatible with the Lakeside Town Shops to the north and existing retail plazas across University Drive. The proposed financial institution presents an architectural style of stone and other natural materials consistent with the Town's image of valuing natural areas and elements. The structures are compatible with the surrounding commercial structures in terms of mass, scale, and architectural style.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the April 26, 2005 Site Plan Committee meeting, Mr. Engel made a motion, seconded by Mr. Aucamp, to approve (SP 11-2-04) Wachovia, subject to the staff's comments and that the front entrance doors would have six-feet from the doors to the edge of the "drip line" of the front roof, and that it be done by whatever means the petitioner needed to do it. (Motion carried 3-0, Chair Breslau abstained, Mr. Evans was absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Stiles Development Co.
Address: 300 SE 2 Street
City: Fort Lauderdale, FL 33301
Phone: (954) 627-9173

Petitioner:

Name: Jay Matteson
Address: Reynolds, Smith, and Hills, Inc.
City: 10748 Deerwood Park Boulevard, South
Phone: Jacksonville, Florida 33301

Background Information

Application Request: Site plan approval for a new one-story financial institution

Site Plan Committee

Recommendations: At the April 26, 2005 Site Plan Committee meeting, Mr. Engel made a motion, seconded by Mr. Aucamp, to approve (SP 11-2-04) Wachovia, subject to conditions (Motion carried 3-0, Chair Breslau abstained, Mr. Evans was absent)

Address/Location: 5700 South University Drive / Generally located on the northeast side of Stirling Road and University Drive

Future Land

Use Plan Map: Commercial

Zoning: UC, Urban Commercial District and CC, Commerce Center District

Existing/Proposed Use(s): Vacant / 4,025 sq. ft. financial institution (Wachovia)

Parcel Size: Out-parcel 3 / 1.09 acres (47,605 sq. ft.)

Surrounding Uses:

North: Nursery
South: Vacant Commercial Land/CBWCD/
Silverado Homes
East: Exotic Acres/Landscape Nursery

Surrounding Land

Use Plan Map Designations:

Commerce/Office
Commercial
Residential (5 DU/AC)
Residential (1 DU/AC),

	With Single Family Homes	Residential (10 DU/AC)
West:	University Creek Shops/Gas Station	Commercial

Surrounding Zoning:

North:	CC, Commerce Center District
South:	B-3, Planned Business Center District /RM-5, Low Medium Density Dwelling District/CF, Community Facilities District
East:	A-1, Agricultural District/R-1, Estate Dwelling District
West:	B-2, Community Business District

Zoning History

Related Zoning History:

Rezoning Application (ZB 12-1-03), On June 16, 2004, Town Council approved the rezoning request for the Wolf Family Plat, from CC, Commerce Center District to UC, Urban Commercial District subject to the recordation of a Declaration of Restrictive Covenant to restrict the subject property from the following uses: catering establishments, dance hall/club, game room/arcade, golf course, hotel/motel, mobile home sales, mortuary, motor fuel pumps, motorcycle shop, pawnshop, private clubs, massage parlor, adult bookstore, pinball or electronic game room, an establishment that permits nude or partially nude entertainment, or so called "head shop".

Concurrent Request on same property:

Delegation Request (DG 9-1-04), This application is proposing to amend the plat restriction note, From: this plat is restricted to 275,000 square feet of commercial use. Bank uses are not permitted without approval of the Broward County Commissioners who shall review and address their uses for increased impacts. To: this plat is restricted to 279,800 square feet of commercial use and 6,200 square feet of bank use.

Site Plan Modification (SPM 3-8-05), This application is proposing modification to the approved Lakeside Townships master site plan.

Previous Requests on same property:

Plat Application, Meeks Farms Plat, was approved by the Broward County Commission on January 17, 1995 for 27,810 square feet of office use under the *de minimis* exception to traffic concurrency, with a requirement that a building permit be issued by January 17, 1998. On March 18, 1997, the County Commission approved a delegation request amending the note on the plat to permit 125,000 square feet of office use, with the requirement that a building permit be issued by March 18, 2002. No building permit has been issued and the County's finding of adequacy expired on March 18, 2002.

Plat Application, On March 16, 1999, Town Council approved Wolf Family Plat (Plat Book 171, Page 85) through Resolution R 99-91 that allows for 90,000 square feet of commercial use, 387,000 square feet of office use, 100,000 square feet of warehouse/storage use and a 185 room

hotel. This plat was approved by the Broward County Board of County Commissioners on November 7, 2000.

Land Use Plan Amendment Application (LA 00-01A), May 3, 2000, Town Council denied to change the land use of the subject site from Commerce/Office to Commercial
Delegation Request (DG 12-2-03), On May 19, 2004, Town Council approved the delegation request to amend the restrictive note on the "Wolf Family Plat." From: "This plat is restricted to 90,000 square feet of commercial use, 387,000 square feet of office use, 100,000 square feet of warehouse/storage use and a 185 room hotel. Commercial uses shall be restricted to restaurants, retail establishments, and personal service and shall not consume more than 20 percent of the gross floor area on this plat. Commercial/retail uses are not permitted within the warehouse/storage and/or office use without the approval of the Board of County Commissioners who shall review and address these uses for increase impacts." To: "This plat is restricted to 275,000 square feet of commercial use."

Master Site Plan (MSP 2-1-04), On June 22, 2004, Town Council approved Lakeside Townships master site plan for 272,375 square feet of retail use.

Developers Agreement (DA 3-1-04), On May 19, 2004, Town Council approved the developers agreement for the findings of adequacy for Meeks Farms Plat, and amending the restrictive note on the plat From "This plat is restricted to 125,000 square feet of office use. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increases impact." To "This plat is restricted to 7,000 square feet of bank use."

Delegation Request (DG 3-1-04), On June 16, 2004, Town Council approved the delegation requesting to amend the non-vehicular access line (NVAL) along Stirling Road to allow a 100-foot opening rather than the 50-foot opening recorded on the Wolf Family Plat.

Land Use Plan Amendment Application (LA 3-10), On July 7, 2004, Town Council approved this Ordinance 2004-21 to adopt Land Use Amendment LA 3-10 to change the land use of the subject site from Commerce/Office to Commercial.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24(D)), the Urban Commercial (UC) District is intended to provide for a mix of retail, office and residential uses in a medium to high-density environment. Areas so designated in the Town of Davie Comprehensive Plan will have some open space requirements to complement the higher densities permitted in the district.

Land Development Code (Section 12-54), Nonresidential Performance Standards for UC, Urban Commercial District, requires the minimum of 35% open space and Maximum of 21% FAR.

Land Development Code (Section 12-208 (A)(22)), Requirements for off-street parking, for office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8-acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a Girl Scout campground facility, and a private school.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 4: Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Element, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is a 1.09-acre out-parcel of land situated within the approved Master Site Plan for Lakeside Town Shops. The subject site is located on the northeast corner of Stirling Road and University Drive. The petitioner is proposing a one-story, 4,025 square foot financial institution. The subject site is currently vacant and is zoned UC, Urban Commercial District with an underlying land use of Commercial. To the east is Exotic Acres single-family homes and a plant nursery zoned A-1, Agricultural District and R-1, Estate District, to the south is Silverado single-family homes and a vacant lot zoned RM-5, Low Medium Density Dwelling and a B-3, Planned Business Center District. To the west is University Creek Shops zoned B-2, Community Business District.

The petitioner's site design meets the intent of the UC, Urban Commercial District. The subject site is designed for pedestrian movement on and throughout the property with crosswalks and sidewalk from Stirling Road. The site also proposes a ten (10) foot landscape buffer around the perimeter with a shared 7.64-acre drainage lake with Lakeside Town Shops. The dumpster enclosure is proposed in the northwestern portion of the property. A concrete wall located along the northwest portion of the building encloses all mechanical equipment.

2. *Architecture:* The proposed one-story financial building mirrors Lakeside Town Shops architectural design. The building distinguishes itself by exterior walls painted with earth tone colors (Home Sweet Home as building upper color, Butternut Squash as building bottom color), accented by Barbados Sand-colored bands and trims. The design consists of clean, simple, straight lines. Rectangular doors and windows are located proportionately apart from one another. At the base of all exterior walls is stone veneer that matches the Lakeside Town Shops. Lastly, the roof is a pitched, galvanized standing seam metal, with a classic copper finish.
3. *Access and Parking:* Access into the site is via a vehicular openings located on the northeastern portion of the site from the internal roads within Lakeside Town Shops. Traffic enters the subject site and parks along the western and southern portions of the site. A one-way vehicular throat has been provided at the entrance to the tellers that create a counter-clock traffic rotation.

Provided on the subject site are thirty (30) standard parking spaces, and two (2) handicapped spaces, for a total of thirty-two (32) parking spaces, the code requirement. The petitioner has proposed concrete curbs for all the parking stalls.

3. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.
4. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.
5. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, as per § 12-107 (D) (1), Commercial use under 20,000 sq. ft. The plan illustrates plant material along the perimeter of the site including Tabebuia, Gumbo Limbo, Geiger Tree, and Green Buttonwood. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with thirty-six (36) inch high wall.
6. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit. On site drainage is served by the proposed 7.64 acres lake on the northeast portion of the site and an existing canal adjacent to Stirling Road.
7. *Open Space and Recreation:* The Wolf Lake Park Trail – Equestrian Trail is directly located along of Southwest 76th Avenue. This trail ties into the existing sidewalks on Stirling Road. Roberts – Driftwood Park Trail is located along Stirling Road and University Drive adjacent to the subject site. These recreational trails will accommodate leisure activities to and from the subject site. In addition, the recreational trail will also allow pedestrians to access numerous Davie parks and other trails.
8. *Compatibility:* The subject site is located at a commercial node, the intersection of University Drive and Stirling Road. The proposed financial center is compatible with the Lakeside Town Shops to the north and existing retail plazas across University Drive. The proposed financial institution presents an architectural style of stone and other natural materials consistent with the Town's image of valuing natural areas and elements. The structures are compatible with the surrounding commercial structures in terms of mass, scale, and architectural style.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning:

Indicate dimensions for landscaping islands and features on the site plan. The minimum requirements are 10' by 18' for terminal islands and 10' by 16' for intermediate islands as per § 12-205 & § 12-108 (c) (1). 1/24/05 (*This has been completed*)

Currently, there is no safe pedestrian access ways from the Wachovia bank to Stirling Road's sidewalk and to the Lakeside Shops and Parking and vice versa, therefore, staff recommends providing a connecting crosswalk between the bank, right-of-way, and Target parking. 1/24/05 (*This has been completed*)

Engineering:

Provide cross-section from the proposed building to Stirling Road, to the main entrance, and to the adjacent property on the west side. 1/24/05 (*This has been completed*)

Staff Analysis

The submitted site plan is zoned UC, Urban Commercial District and is designated Commercial on the Town of Davie Future Land Use Map. A financial institution is permitted in both this zoning district and land use category. The site and architecture design of the financial institution reflects both the Town's character and the parent parcel, Lakeside Townships.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the UC, Urban Commercial District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

The subject application complete and suitable for transmittal to Town Council for further consideration.

Site Plan Committee Recommendation

At the April 26, 2005 Site Plan Committee meeting, Mr. Engel made a motion, seconded by Mr. Aucamp, to approve (SP 11-2-04) Wachovia, subject to the staff's comments and that the front entrance doors would have six-feet from the doors to the edge of the "drip line" of the front roof, and that it be done by whatever means the petitioner needed to do it. (Motion carried 3-0, Chair Breslau abstained, Mr. Evans was absent)

Town Council Action

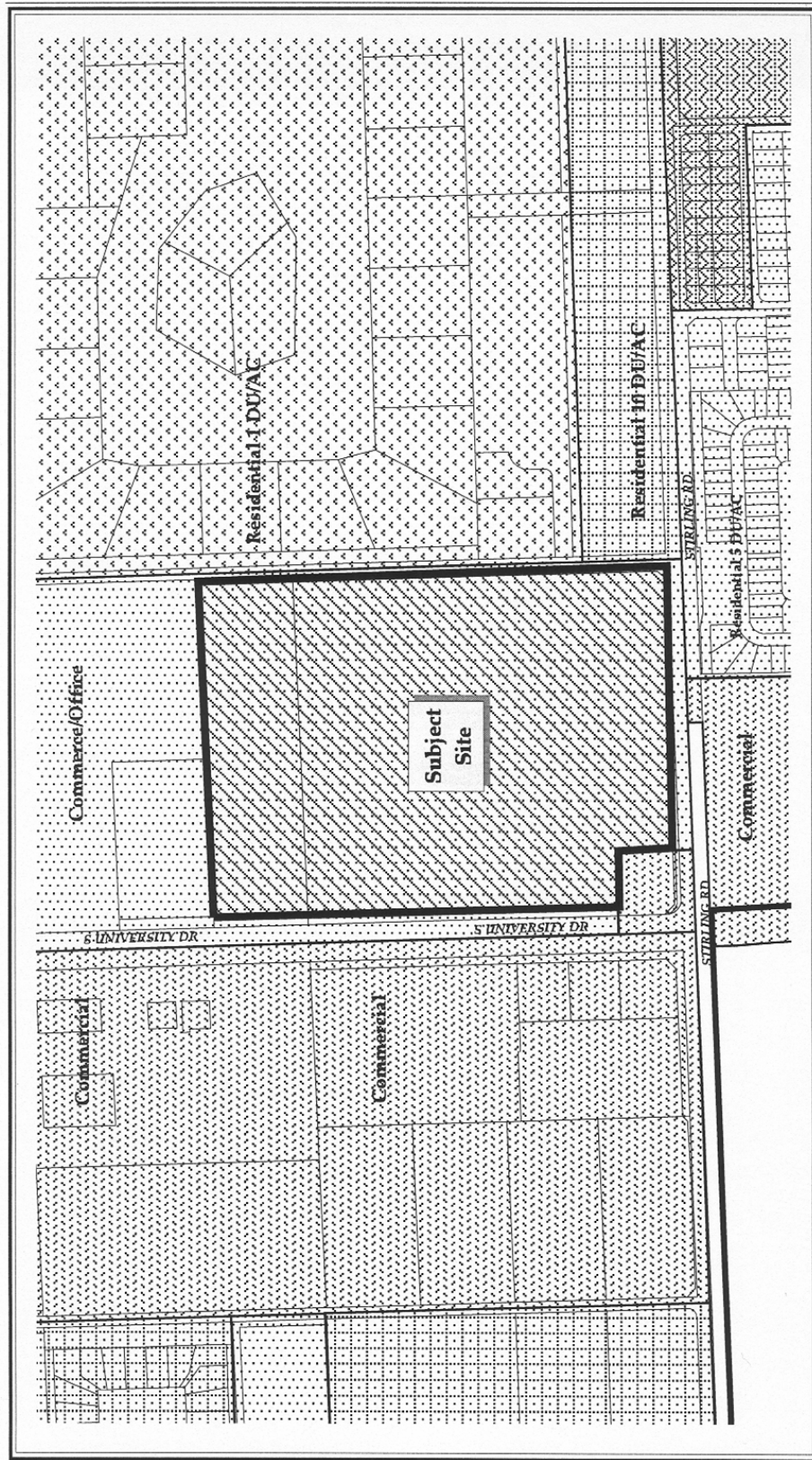
Exhibits

1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

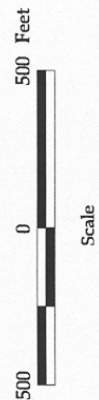
Prepared by: _____

Reviewed by: _____

Exhibit 2 (Future Land Use Map)



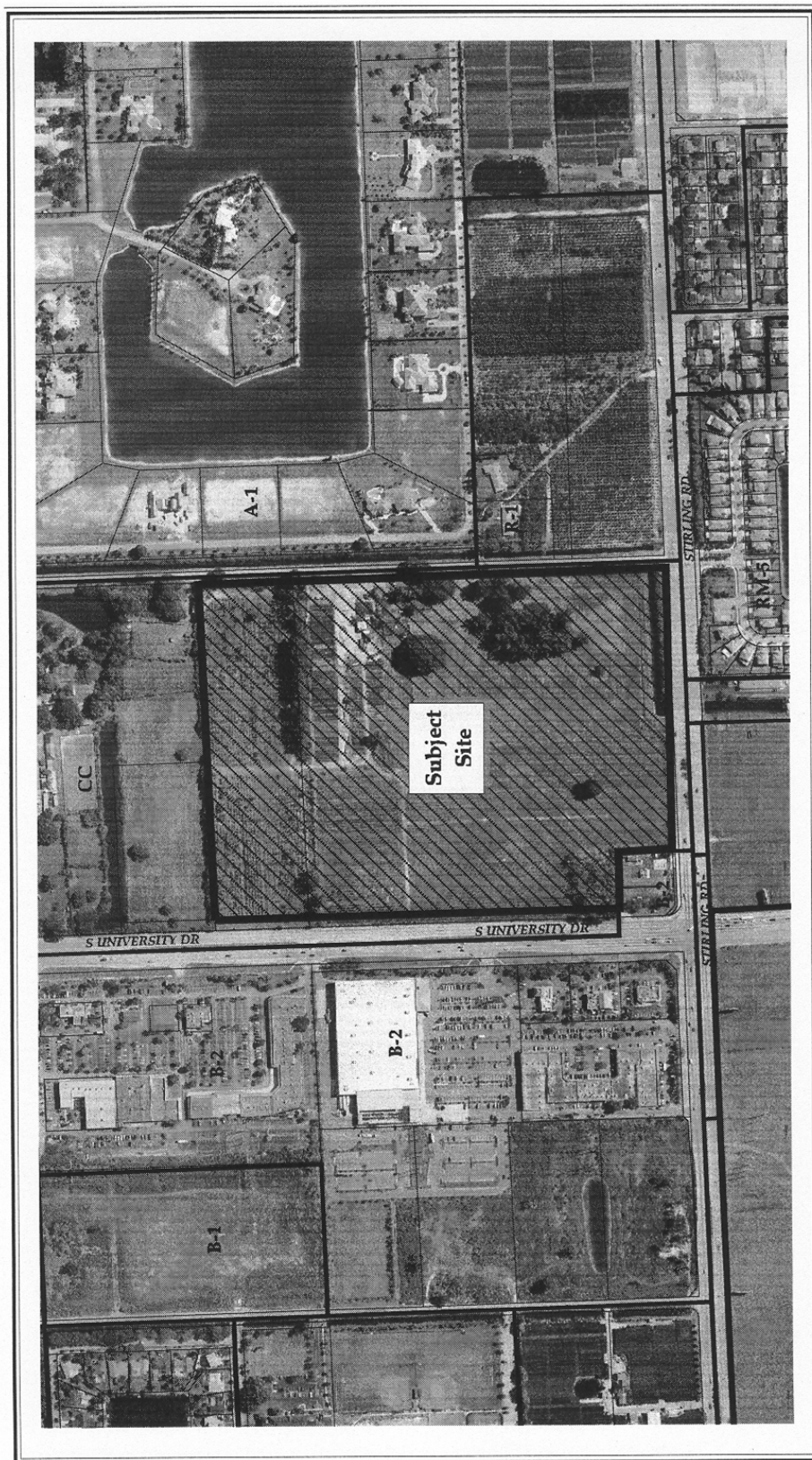
The Town of Davie
Development Service Department
Planning & Zoning Division



Site Plan Application
SP 11-2-04, Lakeside Town Shops (Wachovia)
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 4/6/05

Exhibit 3 (Aerial, Zoning, and Subject Site Map)



The Town of Davie
Development Service Department
Planning & Zoning Division



Site Plan Application

SP 11-2-04, Lakeside Town Shops (Wachovia)

Aerial, Zoning, Subject Site Map

Prepared By: D.M.A.
Date Prepared: 4/6/05